

OFFERS OVER £310,000

58 Stoneyhill Drive
Musselburgh, EH21 6SH

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Solicitors & Estate Agents



- Rarely available semi detached villa on popular estate
- In good decorative order throughout
- Hall, dual aspect living/diningroom, fitted kitchen diner
- Three bedrooms, all with storage
- Shower room
- Gas central heating and double glazing
- Private front and rear gardens, long driveway and garage
- EPC Band D, Council tax band E

Description

This rarely available semi detached villa (98m sq) forms part of an established, much sought after development. It enjoys a quiet and pleasant setting which is close to the railway station, QMU and the town centre. In good decorative order and benefitting from gas central heating and double glazing throughout, the property comprises an entrance hall with understair storage cupboard, front facing living room with feature fireplace and French doors to the rear facing diningroom, extended fitted kitchen diner with appliances and door to garden. Upstairs there are two double bedrooms, both with good storage, a single bedroom with overstore storage cupboard and finally a rear facing, part tiled shower room with two piece white suite and walk in shower cabinet and electric shower.





Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. This historic town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Extras

All fitted floor coverings, blinds, curtains, gas cooker, dishwasher and fridge/freezer and automatic washing machine are included within the sale price.

Garden and Parking

There is an open front garden which is chipped with established flower borders, a monobloc driveway which provides off street parking and leads to the rear of the property and the detached single garage with up and over front door, power and light. The large, fully enclosed rear garden is paved and pebbled for ease of maintenance with rotary dryer and wooden shed.

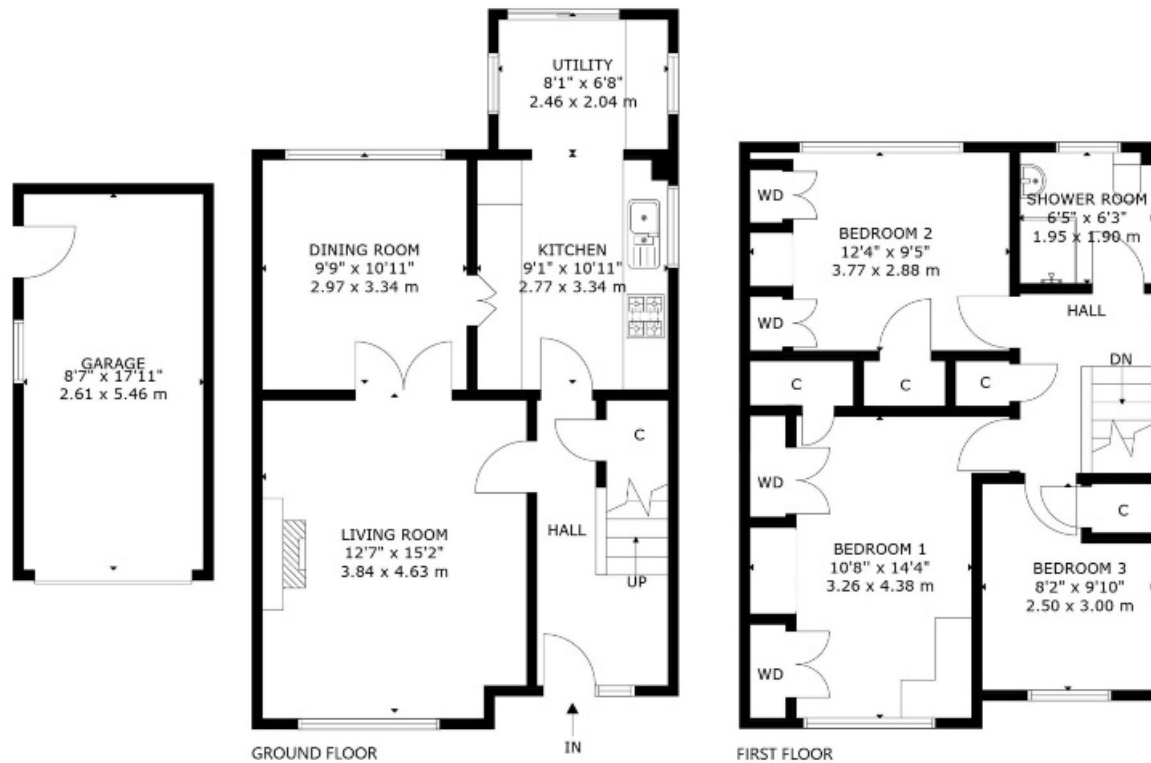
Valuation

The property has been valued at £ ,000 and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131.





58 STONEYHILL DRIVE, MUSSELBURGH, EH21 6SH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,062 SQ FT / 98 SQ M
 GARAGE 14 SQ FT / 153 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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